GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Ind. & Comm. Department - Electronic Manufacturing Cluster, Kopparthy (V), Kadapa District Andhra Pradesh - Extension of the specific provision of allotment of lands at subsidized rates as per G.O.Rt.No.25 Ind. & Comm. (Infra) Department, dated: 08.02.2022 till disposal of available plots and sheds - Orders – Issued.

INDUSTRIES & COMMERCE (INFRA) DEPARTMENT

G.O.MS.No. 26 Dated: 18-02-2025

Read the following:

1. G.O. Rt.No.25 Ind. & Comm. (Infra) Department, dated: 08.02.2022.
2. Minutes of the State Investment Promotion Board (SIPB) meeting held on 30.01.2025.

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ORDER

In the reference 1st read above, the Govt. has approved the following pricing policy of APIIC Ltd., for land and sheds of "Electronic Manufacturing Cluster" (EMC) at Kopparthy, YSR Kadapa District duly providing higher concession to early units, in order to populate the Park in faster manner for a period of 2 years from the date of issue of this order:

A. <u>Land:</u>

1 to 53 Acres proposed to be sold at (25% of net salable area)	Rs.12.00 Lakhs per Acre
54 Acres to 105 Acres proposed to be sold at (Next 25% salable area)	Rs.18.00 Lakhs per Acre
106 Acres to 158 Acres proposed to be sold at (Next 25% salable area)	Rs.26.00 Lakhs per Acre
159 Acres to 210.18 Acres proposed to be sold at (Balance salable area)	Rs.34.10 Lakhs per Acre

The above concessional rates are applicable for industrial plots only but not to Common Facility Centre (CFC) area. The rate applicable for CFC area is 1.7 times of the land rate which is as follows:

- On the first 50% of the CFC area - Rs.946/- PSM (Rs.556/- X 1.7) i.e., Rs.38,28,462/- per Acre.
- On the balance 50% area - Rs.1,434/- PSM (Rs.843/- X 1.7) i.e., Rs.58,03,398/- per Acre.

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B. For sale of Sheds (including land cost)

Shed No.1 to 10 will be sold at Rs.1,000/- per Square feet (25% of total number of sheds)	Rs. 5.00 Crores per shed
Shed No.11 to 30 will be sold at Rs.1,300/- per Square feet	Rs.6.50 Crores per shed
Shed No.31 to 40 will be sold at Rs.1,600/- per Square feet shed	Rs.8.00 Crores per shed

3. In the reference 2nd read above, the State Investment Promotion Board (SIPB) after having deliberations on the proposal of EMC, Kopparthy approved the following:

- Extension of G.O.No.25 provisions for allotment of land @ 12 lakhs per acre for the balance 11.56 acres of lands (out of 53 acres) and subsequently 18 lakhs per acre for an extent of 42.01 acres of lands, available as on date after disposal of about 41.44 acre in EMC Kopparthy.
- Extending the G.O.No.25 provisions for sale of first 10 sheds - comprising of 9 existing sheds and 1 yet to be constructed shed - @ Rs 1,000 per sft. Subsequently, the next 2 sheds to be constructed and sold at Rs 1,500 per sft and conversion from lease to sale basis (ORS) will happen as per above rates.

4. Government, after careful consideration of the decision of the State Investment Promotion Board (SIPB), hereby approve the following:

- Extension of G.O.Rt.No.25, Ind. & Comm. (Infra) Department, dated 08.02.2022 provisions for allotment of land @ 12 lakhs per acre for the balance 11.56 acres of lands (out of 53 acres) and subsequently 18 lakhs per acre for an extent of 42.01 acres of lands, available as on date after disposal of about 41.44 acre in EMC Kopparthy.
- Extending the G.O.Rt.No.25, Ind. & Comm. (Infra) Dept., dated 08.02.2022, provisions for sale of first 10 sheds - comprising of 9 existing sheds and 1 yet to be constructed shed - @ Rs 1,000 per sft. Subsequently, the next 2 sheds to be constructed and sold at Rs 1,500 per sft and conversion from lease to sale basis (ORS) will happen as per above rates.

5. The Vice Chairman & Managing Director, Mangalagiri, shall take further necessary action in the matter accordingly.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

N. YUVARAJ
SECRETARY TO GOVERNMENT

To
The Vice Chairman & Managing Director,
APIIC towers, IT Park, Mangalagiri, Guntur District, A.P.-522503.

Contd….P.3.

Copy to:

The Director of Industries,
APIIC Towers, Mangalgiri, A.P.-522 503.
The General Administration (Cabinet) Dept., A.P. Secretariat.
(w.r.t. the U.O.No.28/2025, dt.07.02.2025.).
The P.S. to Special Chief Secretary to Hon'ble Chief Minister, O/o. the CMO.
The P.S.to Hon'ble Minister (I&C and FP).
The P.S to Secretary to Government & CIP, Ind. & Com. Dept,
SC/SF.

// FORWARDED::BY ORDER //

SECTION OFFICER